132 HOUSES TO RENT FURNISHED

4 BEDRMS, 2 BATHRMS, NICELY furnished Oak Bay home. Will rent April to Oct. to reliable adults. Rent $165 mo. Victoria Press, Box 865.

133 HOUSES TO RENT UNFURNISHED

JUBILEE

Three-room side-by-side duplex. New fridge and electric stove. No steps. $70 per month. One block from Jubilee Hospital.

Call LEN LE DOUX
EV 5-9765 anytime

Fairfield Realty, 335 Cook

LEASE OPTION

Snug 3-roomed cottage in Sidney with rent applied against purchase price of $7,000. Please call Jim Golby, EV 5-6741. Northwestern Securities of Victoria Ltd.

FOR RENT

FURNISHED — UNFURNISHED

Houses, duplexes, apts. Northwestern Securities of Victoria Ltd. Phone EV 5-6741.

PHOENIX ST., Esquimalt—2-bedrm house, piped for gas stove, coal and wood heat. Vacant. $70 per month.

Keating Crossroad—3-roomed bung 10 miles from city centre. Sawdust cook stove. Children welcome. Available March 1. $65 per month.

Maywood Ave. — 2-bedroom bung. Vacant. $85 per month.

Craigflower Rd.—2-bedrm bungalow. Oil range and oil heat. Available Feb. 28. Children welcome. $85 per month.

Judah St.—New 3-bedrm bungalow, wired for elec stove. Oil heat. Close to school. Available April 15. $90 per month.

Irma St.—2-bedrm house, available March 1. $85 per month.

Niagara St. — 3-bedroom house. Vacant. $65 per month.

Pemberton, Holmes Ltd., 1002 Government St. Phone EV 4-8124.

CEDAR HILL CROSSROAD—FIVE-room bungalow, hot-water oil heating, attached garage, no basement. (Two children.) Available April 1. $85. Call Mr. Cameron, EV 4-4115 anytime. B.C. Land & Investment Agency Ltd., 922 Government St.

NICE 2-BEDROOM BUNGALOW AT Metchosin. Oil range installed. $60 per month, light water included. No objection to pre-school child. Apply Bligh's Store, corner Metchosin - Happy Valley Rd. Available now.

KEATING CROSS ROAD. 5-rm bung. 10 miles from city centre. Sawdust cook stove. Children welcome. Available March 1. $65 per month. Pemberton, Holmes Ltd., 1002 Government St. Phone EV 4-8124.

DUPLEX, 182 HOWE STREET—4 rooms, wired, oil automatic, carport; available March 7; $80. Apply The B.C. Land & Investment Agency Ltd., 522 Government Street. EV 4-4115.

DREAM HOME. HANDY LOCATION. 2 bdrms, living room with fireplace. Immaculate condition. Electric range, Venetian blinds, TV antenna. Garage. Nice garden. $80 month. EV 2-5240.

6-ROOM HOUSE ON FINLAYSON Street. Full basement. Available March 1. Rent $75 a month. Apply The Canada Permanent Trust Co., 714 Fort. EV 4-9375.

ONE-BEDROOM COTTAGE, LIVING room, kitchen, oil range. $45. Available immediately. 513 Sturdee Street, Esquimalt. H. A. Humber Ltd., 620 View Street, EV 2-9161.

SEASIDE COTTAGE AMONG OAKS, Portage Inlet. 4 rms, 2 bedrms, glassed-in porch, elec range. $75. View Saturday and Sunday, 1145 Bute. EV 2-0775.

$75 MONTH, UPPER 4-ROOM suite of new duplex; stove, frig, TV antenna included. Immediate possession. Hollick Realty (1958) Ltd., EV 5-8794.

LANGFORD, COSY HOME, 2 bedrooms, oil range, fridge, fireplace, $75. Adults. GR 8-1908, EV 4-9541.

WANTED — QUIET, PERMANENT tenant for waterfront cottage at Deep Cove. Three rooms and bath. $60. F. N. Cabeldu Ltd., EV 3-7174.

SIDE - BY - SIDE 3-BEDROOM DUplex, partly furnished. Oil range, garage, fenced yard. $72.50. Johnston & Co. EV 5-2471.

LANGFORD—NEW 3 BEDROOMS, electric range, oil heat, built-in garage. Water included. Possession first of March. $75. GR 8-2225.

1123 VIEW, SIDE-BY-SIDE DUplex. Walking distance. 3½ rooms, bath, range, refrigerator, washing machine. $75. EV 3-1953.

2-BEDROOM MODERN BUNGAlow, basement, Oil-O-Matic furnace, garage, $85. End March. EV 3-1953.

FAIRFIELD BUNGALOW, 2-BEDrms, kit, LR, bsmt, garage, HW, wired for range. Lease, $75. 147 Cambridge.

DUPLEX, OAK BAY, 2 BEDrooms, living room, dining room, kitchen, no steps, oil heat. EV 4-7494.

HIGH QUADRA, 2 BEDRMS, IMmaculate condition. Garage. Nice garden, easy kept. March 1. Adults. $80. EV 2-5240, eves.

SEMI - FURNISHED 4 - ROOM house. Ideal for children. Close to schools and shopping. Available immediately. GR 8-2604.

SIDE - BY - SIDE 2 - BEDROOM duplex, near shopping and bus. One child. $55 a month. Phone EV 5-1634.

2 OR 3-BEDROOM HOME, LIVING rm, dining room, kitchen, wood and coal furnace, rent $86. Quamichan area. Phone EV 4-6132.

THREE-ROOM, SELF-CONTAINED, upper duplex, close in, semi-furnished; immediate possession; $60. Hollick Realty (1958) Ltd. EV 5-8794.

TOLMIE AVE. 7-ROOM HOUSE, basement. Close to school and bus. Available March 28th. $75 per month. To view, phone EV 3-2597.

LOWER DUPLEX. CLOSE TO town. 4 rooms. $65. EV 2-5355. Available immediately.

FOUR-ROOM HOUSE IN 4-MILE circle. Please call at 1856 Feltham Road, between 10 and 6.

OAK BAY — TO LET. MODERN side-by-side duplex and garage. For particulars, apply 2610 Beach Drive.

$65 A MONTH—5-ROOM HOUSE, fuel supplied. 626 Speed. EV 5-6328.

2-BEDROOM MODERN DUPLEX. Colwood. Vacant. $60 mo. Western Homes Ltd. EV 2-2157.

COTTAGE IN LAKE HILL WITH bed-sitting room and kitchenette. $35. Phone GR 9-5629.

5 RMS. WATERFRONT, BEACH Dr. $110. Adults. EV 5-9270.

HOUSE ON HIGHWAY AT SOOKE. $45. EV 5-5529.

3-ROOM HOUSE AT LANGFORD, $45 month. Phone GR 9-2382.

MODERN THREE-ROOM, STUCCO house, Esquimalt Lagoon. GR 8-2944.

134 HOUSES WANTED TO RENT

WANTED — 2 OR 3-BEDROOM home, unfurnished for 6 months from April 1; guaranteed excellent and responsible care; Oak Bay or beach area. Gonzales or Fairfield. EV 4-6048, evenings.

WANTED — 2-BEDROOM HOUSE in Esquimalt, $60 to $70 month. EV 3-6391.

2 OR 3-BEDROOM UNFURNISHed home, Greater Victoria area. Victoria Press, Box 1862.

3 - BEDROOM HOUSE TO RENT with option to buy. GR 9-2673.

137 HALLS, STORES, OFFICES, TO RENT

FOR RENT

Warehouses, store premises, office space, etc. Northwestern Securities of Victoria Ltd. EV 5-6741.

1 OR 2 ROOMS OR MORE, VERY reasonable. Immediate occupancy. EV 4-4651 or after 11 a.m., EV 3-3990.

MODERN STORE, 800 BLOCK Fort Street, near Blanshard; 14'x75'. April 1, $150. EV 3-5311 or EV 3-7615.

137 HALLS, STORES, OFFICES, TO RENT

Inexpensive offices, decorated to suit. B.C. Land Building, upstairs, 922 Government. Large single room or suite.

Hall, approx 20'x20', gas heater, lavatory 1117 Yates. Very reasonable monthly rental.

Apply
B.C. Land & Investment Agency Ltd.
922 Government St. EV 4-4115

TWO ADJOINING OFFICES AT 738 Fort Street, $25 and $15 or both for $35. F. N. Cabeldu Ltd. Phone EV 3-7174.

MODERN OFFICES
Stobart Building, 145 Yates. Elevator and janitor service. EV 4-5541.

STORE, 305 ISLAND HIGHWAY, $40 monthly. GR 9-4619.

141 MORTGAGE LOANS

MONEY TO LOAN

We have the following amounts available for first mortgage:

$1,000	$1,500	$2,500	$3,000
$3,500	$4,000	$4,250	$4,500
	$5,000	$10,000	

Current Rates of Interest
No Delays — Quick Decisions
BROWN BROS. AGENCIES LIMITED
1125 Blanshard St. EV 5-8771

MORTGAGE MONEY AVAILABLE. Funds on hand and immediately available for mortgage loans—quick decisions—repayment to suit. Current rate of interest. Consult our mortgage department.

P. R. BROWN & SONS, LTD.
1112 Broad Street Phone EV 5-3435

DON'T SACRIFICE YOUR SECond mortgage. Use as collateral for short-term builders loans. Financing for subdivisions available. Complete spec house financing. Associated Building Credits, 405 Gorge Road. Telephone EV 2-5148.

I USUALLY CAN GET YOU "THE best deal in town" for your 2nd mortgage. Try Douglas Hawkes, EV 4-7128, 817 A Fort (res. phone EV 5-2589). Funds available for 1st mortgages, including $2,500 to $10,000 progressive building loans.

WE SPECIALIZE IN DISCOUNTING for cash existing mortgages and agreements. Turn yours into needed cash now. EV 5-8742. JOHN BLAIR, LTD., 211 Central Building.

PRIVATE MORTGAGE FUNDS available immediately, large or small amounts. A. Bernard & Co., Ltd., 629 Fort Street. EV 4-9335.

142 WANTED TO BORROW

EARN 10%

THE RISK IS NO GREATER
$4,600 buys $5,300, 7%; 5-yr term.
$3,250 buys $3,450, 7%, $65 month.
$5,900 buys $6,500, 7½%, 5-yr term.
For information on these and other investments call
MR. SPARKS
NORTHWESTERN SECURITIES OF VICTORIA LTD.
631 Yates EV 5-6741

CAN YOU AFFORD TO INVEST FOR LESS?

NEW APPLICATIONS
1.—$5,100, first mortgage, 7%, security, new basement home, oil heat.
2.—$3,000 buys $3,500 second mortgage, 7%, 2-year term (first mortgage $3,800). 3.—$200 bonus on first mortgage of $3,300, $50 month, 7%, home value, $6,750. 4.—$3,360 buys $4,460 first agreement, $60 month, 7%. Please call Douglas Hawkes, 817A Fort, or EV 4-7128 (after hours, EV 5-2589).

WANTED LOAN OF $34,000 ON first mortgage on new super market in good district, two subdivisions close, one with 190 houses, one with 150 houses. Can make payment of $500 month. P.O. Box 457, New Westminster, B.C.

145 BUSINESS OPPORTUNITIES

COMMERCIAL OPPORTUNITY

WATERFRONT-AGE ON GORGE INLET

165—DEPTH 200

A prestige location with marine shops and boat ways, fully equipped for boat building or repairing, over 3,000 sq. ft. Opportunity here for expansion in many lines. Wharfage for 35 boats.

PLUS

Well built up and down self-contained duplex overlooking beautiful Gorge Inlet, full basement, auto heat and extra four-room bungalow and double garage. An excellent buy on today's market for only $36,000, with $12,000 down. EV 5-5508 or EV 5-6741. TED CHARTRES Northwestern Securities of Victoria.

KING COHOE FISHING RESORT

DE LUXE COTTAGES
BOAT RENTALS
TRAILER PARK
STORE

Located near Comox, the complete resort on 12 valuable acres with 300' waterfrontage 7 units. Trailer park with light and water, sewer, camping grounds with modern restrooms. Store and equipment, 12 inboards, launching winch. Year-round bus. A terrific buy with terms at low price of $49,000

Mr. Holland of Swinerton's,
EV 3-7181, EV 4-7659

DUPLEX

$13,200 — $13,200
REASONABLE DOWN PAYMENT

Enjoying a well-established location, close to sea, is this older large duplex in first-class condition. Fully modern throughout and well decorated, this is outstanding opportunity to buy as attractive investment. There are two five-room spacious suites, with dinettes. No more rent to pay when you buy this. Reasonable down payment.

Contact I. V. Ed Saunders
EV 4-9458. Sunday and Evenings
Northwestern Securities of Victoria Ltd., 631 Yates St., Victoria

3 SUITES CLOSE IN

Offers Down
Or Trade

Due to illness owner is offering this very nice 3-suite building for sale. Top condition and location. Automatic oil heat, etc. If you have a clear title home and would like to get into a good revenue building then see this. Will accept reasonable down payment. Full particulars available. Full price $19,700. C. Mallett, Western Homes Ltd., EV 2-2157, home EV 4-5670.

NEW DUPLEX $4450 DOWN

Investment opportunity. Very desirable property located on a main street, close to school and bus. Each floor contains 1,037 sq. ft., 2 bedrooms. Building has 2 furnaces. NHA mortgage arranged. Construction to start soon. Can be purchased for low price of $19,750

To view plans contact Lloyd Tinkham or Charles Giddy, EV 5-2458.
BYRON PRICE

COFFEE SHOP, CONFECTIONERY AND GROCERY.
Fully-equipped, seating 25, stock approximately $1,100; volume $24,367 over 10½ months, gross revenue $6,073; 3-room suite for owner. Only $8,500 with about $2,100 down, plus stock at invoice. For further particulars contact F. Salter, EV 2-8117 or EV 4-7239. Newstead Realty Ltd.

RESTAURANT, INCLUDING building, property and equipment, presently closed. No reasonable offer refused. Would also consider good female chef with capital as partner. Phone GR 8-2832.

145 BUSINESS OPPORTUNITIES

"LICENSED HOTEL"

Located in the north end of Vancouver Island is this excellent stucco building on the Island Highway. There are a large number of room rentals with hot and cold water. Heating is hot water automatic oil. There are spacious living quarters. The inn is located in good payroll centre. In the ultra-modern beer parlor there is accommodation for 75 people. This is one of the top money makers on Vancouver Island. No rents to pay here and can be handled for reasonable down payment. Full price $55,000

Contact I. V. ED SAUNDERS

AUTO COURT AND MOTEL

14 Units Plus 6-Room House
WILL TRADE FOR APT HOUSE

Located in one of the thriving cities on the north of Vancouver Island this excellent money-making court. All units have 1 and 2 bedrooms, modern kitchenettes with fridges. Located on the Island Highway and 1 acre of land. Excellent living quarters of 3 bedrooms. Full basement. The house is modern and well decorated. Furnishings are high class and top rentals are obtained. The gross revenue is very substantial and expenses are minimum. Could be handled for half cash. Full price $52,500

Contact I. V. ED SAUNDERS, Sundays and Evenings, EV 4-9548

AUTO COURT TRAILER SITE

PAT BAY HIGHWAY
SIDNEY AREA
$6,900 DOWN — $5,900 DOWN

Enjoying one of the most strategic locations on Vancouver Island. We offer for sale exclusively at bargain price this 5-room house with 3 large bedrooms, 20' living room, fireplace, stucco exterior. Two self-contained units which are rented at the present time. Included is 3.4 acres of park-like land, with fir trees, oak trees, driveways. Up to 4½ acres can be purchased if desired, bearing in mind the rapid development of Sidney, new Washington State ferries, 3 B.C. Govt. ferries, this can be really developed for trailers and up to 15 to 20 units. Full price $13,900

Contact I. V. ED SAUNDERS, evenings or Sundays, EV 4-9458

Northwestern Securities of Victoria Ltd., EV 5-6741

APARTMENT

Buyers, Attention

YES, YOU CAN SAVE IN HARD CASH AT LEAST 10 TO 15 THOUSAND $ ON THIS SPLENDID ULTRA-MODERN 11-SUITE BLOCK, LESS THAN 5 YEARS OLD

Splendidly located, close to transportation, shopping area, schools and park. Each room suite is equipped with electric kitchens, smart cabinets, electric stoves and fridges. TV plug-ins to master aerial. Pembroke bathrooms in each suite. Carports provide shelter, off-street parking to most tenants. Substantial mortgage is arranged with large reliable company at a low 5¼% rate. Full price asked for this real beauty $90,000

Phone EV 2-7276, ask for H. Forrest. Res., EV 2-0274.

Town & Country Homes Ltd.
1923 Quadra St.

INVEST NOW

Before Prices Go Up
4 SUITES
De Luxe - Automatic
Trade - Cash - Terms

Two 1 and two 2-bedroom suites. If you are looking for an A-1 investment check this for sure. Top condition and location. Just 5 yrs old. Oil HW heat, etc., etc. Owner will accept good terms and will consider a trade as part down payment. For full particulars call now. Full price only $32,450

C. Mallett, EV 2-2157 anytime.

WESTERN HOMES LTD.

12-SUITE BLOCK NET RETURNS $8700

This is a de luxe apartment house property with a fine rental record. It is in a choice location and is in excellent condition with a constant waiting list. It shows 12% net returns and about $30,000 will handle.

BUSINESS BLK.

On Fort St. Net $3,480. Owner pays taxes and insurance only. About $10,000 will handle. See Bill Kennedy, EV 5-6741 or EV 4-4026 Northwestern Securities of Victoria Ltd.

MOTEL RESTAURANT

600 FT. HIGHWAY FRONTAGE
8-UNIT MOTEL
CAFE SEATS 52 PEOPLE
ALL-ELECTRIC AND FULLY EQUIPPED
LAND 2.7 ACRES.
ASKING $48,000

Phone Roy E. Hills, EV 5-3435; res. EV 3-6918

P. R. BROWN & SONS LIMITED
1112 Broad Street
Victoria, B.C.

ILLNESS FORCES SALE

LADIES' AND CHILDREN'S WEAR
Excellent location, across the street from large Super-Valu. Owner is ill and must sacrifice her fine business and stock for less than the value of the stock which is approximately $12,000. MUST BE SEEN TO BE APPRECIATED. If you have $5,000 cash, here is a wonderful opportunity to set yourself up in business. Call Mr. Stretch EV 5-6741 or EV 3-7436. Northwestern Securities of Victoria Ltd.

OAK BAY MODERN APT. BLOCK

De luxe 2-bedroom suite for owner. Premium location. Asking $40,000 down. POSITIVELY NO PHONE INFORMATION. For appointment call D. E. Wilkinson, EV 4-8124; res. Sidney 652.
EXCLUSIVE LISTING.

PEMBERTON, HOLMES LTD.
1002 Government Street.

YOUR OWN INDEPENDENT food market in a fast growing community. De luxe living quarters. Oil-O-Matic heating. Modern bldg. Turnover close to $75,000 per year. Hours 8.30 to 6 p.m., or longer if wanted. Rent of equipment. Easily operated, 90% cash business. Owner retiring. Full information at our office. Full asking price $32,500 plus stock at invoice. Stan Hyland, phone EV 5-9305, res. EV 3-3526. Financial Survey Ltd.

145 BUSINESS OPPORTUNITIES

$6000 PER YEAR

IS THE INCOME FROM THIS 7-SUITE APARTMENT BLOCK. ONLY 2 YEARS OLD AND SITUATED CLOSE TO THE SEA IN A TOP RENTAL AREA. ALL SUITES HAVE UTILITY ROOMS AND ARE EQUIPPED WITH ELECTRIC RANGES, FRIDGES AND INDIVIDUAL HOT-WATER HEATERS. THE HEATING IS OIL-O-MATIC HOT WATER. EXPENSES ARE VERY LOW AND THE SUITES HAVE OUTSIDE SEPARATE ENTRANCES. THIS IS AN EXCEPTIONAL BUY AT $45,000

GOOD MORTGAGES OR PROPERTY MAY BE CONSIDERED AS PART OF DOWN PAYMENT.
Please call T. Mullen, GR 7-3642 or office EV 5-8704.

OAK BAY AVE.

$1500 DOWN
UP-AND-DOWN DUPLEX

Trouble-free rentals, separate meters, plumbing and entrances, heated individually by oil; spacious one-bedroom and two-bedroom suites. Here's a chance to watch your money grow.
Full price only $8950

Exclusive with J. Moore, EV 2-3646, or office, EV 5-8704

DUPLEX BARGAIN

YOUR DOWN PAYMENT MAY DO

Consisting of one 2-bedroom suite and one 1-bedroom suite, this duplex is ideally located close in, near shopping centre and bus line on a nice quiet street. Upper suite rents furnished at $65 per month, lower suite now vacant for owner. The lot is nice and level with several fruit trees; lane at back.
Full price only $6950

T. Mullen, GR 7-3642 or office EV 5-8704.

Frank A. Martin Agencies Ltd.
1114 Blanshard Street.

RANDALL'S LTD.

THE BEST SEVEN SUITES

Excellent revenue and brand new. Separate entrance to each suite. Large living rooms, hardwood floors, kitchens and bathrooms. Will please the most fastidious housekeeper. Built thru the direction of a sound business executive who is available to tell you in detail of the materials used throughout. For a care-free, safe investment this is good and the title is clear. An opportunity to arrange your own terms. A bungalow may be acceptable as part payment, or might accept something less than the asking price of $55,000 for all cash.

YATES STREET 20x120

Store and offices which may be of interest to you for your own business premises or a possible speculation. Store approx. 20 x 70. Brick building, 5 offices. Very easy terms on a price of only $13,500. You can buy this more easily than you can pay some rents.

THREE SUITES

Self-contained and a stone's throw from Eaton's store. Owner has four rooms and bath and a revenue from 2 suites, $115 per month. Oil heat. Everything in good condition.

Mr. Randall, eves., EV 2-5447, or Mr. Davis, EV 4-8614.

GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-8109

INVESTMENT OPPORTUNITY

TERMS
ESQUIMALT

We have listed two of the best-placed rental units in the Victoria area. Never a vacancy. 4 suites in each. Self-contained units. Full price each unit $25,500

Please call Roy Green or S. Stephens, EV 4-9755 anytime.

TAYLOR SPITTAL LTD.

APARTMENT

15 SUITES

VENDOR ANXIOUS TO SELL
Shows good returns
Lot size 175.6'x96.75'
Choice location.
Easy terms.
ONLY $55,000

Phone Roy E. Hills, EV 5-3435; Res. EV 3-6918

P. R. BROWN & SONS LTD.
1112 Broad Street
Victoria, B.C.

BUSINESS BLOCK

A 2-storey brick building with 37' frontage on Cormorant Street, consists of 2 stores backing on to the proposed city parking lot. Also has large hall upstairs 37'x47' suitable for offices or private clubs. This is the area where business is moving to and well worth your investigation. Full price $23,900 only.
Call George Chan at EV 5-6741, res. EV 2-9416 for appointment anytime. Northwestern Securities of Victoria.

CHEMAINUS

RESTAURANT AND ROOMS

STOCK, CHATTELS, LAND
BUSINESS AND EQUIPMENT
$5,000 cash will handle.
Easy terms on balance.
Please phone Roy E. Hills, EV 5-3435, res. EV 3-6918

P. R. BROWN & SONS LTD.
1112 Broad St., Victoria, B.C.

GAS STATION CONFECTIONERY COFFEE BAR

Twelve miles from town. Gross sales, 1958, $67,000. Excellent returns. Ideal for man and wife. Consider terms or trade. $12,500 includes stock, fixtures and business. Phone RON de MONTIGNY, EV 5-6741. Northwestern Securities of Victoria Ltd.

CONFECTIONERY BUILDING AND BUSINESS

Offered here for only $6,500 plus stock at invoice. Automatic gas furnace and fully equipped. Ill health only reason for selling. Call L. S. Yeo, EV 2-7276, Res., EV 5-5998

EIGHT-SUITE APARTMENT
7 beautiful self-contained suites in a large converted mansion in the high Rockland area, private residence for owner, offers the best for the discriminating taste, spacious grounds and gardens, showing exceptional returns, $18,800 down, $58,800. Please phone EV 2-9222.

DUPLEX, LARGE HOME OF 8 rooms for owner; 5 bedrooms, living room, dining room, lge kitchen, TV room or den; plus dandy 3-room, ground-level suite rented steadily at $75 per mo; Oil-O-Matic heat; corner lot, Oak Bay border in city. Asking price $16,800. R. Harris, EV 4-3672. J. H. Whittome & Co. Limited, EV 2-4285 anytime.

RENT OR BUY SMALL CASH AND carry confectionery with living quarters. Box 897, Chemainus.

145 BUSINESS OPPORTUNITIES

GOOD RETURNS ON EXPANDING EQUITIES

By investing in real estate now you can get the following current net returns on your money, while holding property which must and will improve in value. $20,000-and-up equities wanted.

LEASE-BACK ON NEW BUSINESS PROPERTIES
8½%

APARTMENT BLOCKS (NEW)
9%

APARTMENT BLOCKS (OLDER)
10%

For further particulars please contact
Larry Wagner J. H. Ford
EV 5-3411
Ker & Stephenson, Limited

Two Apartment Bldgs. 27 Modern Suites

ONE BUILDING—11 LARGE SUITES
SECOND BUILDING—16 LARGE SUITES

These buildings are separate titles, but adjoining properties. For sale by Victoria builder who constructed these for his own long-term investment, two years ago. Now raising capital for the development of an exclusive Victoria subdivision. Two of the best built blocks in Victoria. Large well-finished de luxe suites—living rooms from 17 to 25 feet, 20-yr. bonded roof, all copper flashings. Zoned automatic, hot water, crude oil heating. Genuine imported hall carpet. Colored high grade bathroom fixtures. Youngstown kitchens. 22 large garages. Landscaped grounds. Sprinkler system. Fully occupied since built. Sell separately. No agents.

Genuine enquiries apply to builder,
OAK BAY HOLDINGS, EV 4-6888

INVESTORS Revenue Now

7 RMS - BSMT - RM IN FRONT FOR STORE
LOCATED FEW BLKS ABOVE HUDSON'S BAY STORE ON DOUGLAS STREET

Excellent commercial potential, two 2-room suites up, gas ranges, separate meters, bathroom, 3-room suite down with bathroom for owner, combination gas range. Full cement bsmt, hot air piped furnace, home in excellent condition inside and out. FULL PRICE $11,950

Particulars as to terms, etc., please call Mr. Houston, EV 5-3435 Res. EV 5-6476. EXCLUSIVE LISTING.

P. R. BROWN & SONS LIMITED
1112 Broad Street, Victoria, B.C.

EXCLUSIVE SIDE-BY-SIDE DUPLEX

1903-1905 SHOTBOLT ROAD, runs off Queen Anne to Foul Bay, a delightful area. This side-by-side duplex is about 9 years old. Has two bedrooms, bath, kitchen, dinette and living room each side. Oil heat in high, dry basement with drive-in garages. Interior and exterior both sides, newly decorated. This is a wonderful opportunity and terms can be arranged. Price $19,900

MONTREAL TRUST CO.

1111 GOVERNMENT STREET

BARGAIN GROCERY STORE $5000 Plus Stock

A very comfortable living for two people. Present proprietor has bought auto court and is leaving Victoria. This business is being sold as a going concern. Don't buy a defunct business and have to build it up, buy this and coast. Phone Sid Bentley, EV 5-9765; eves., EV 2-6600.

FAIRFIELD REALTY, 335 Cook St.

WANTED REVENUE PROPERTY

Large and small—for an organization wishing to invest a very considerable sum of money in VICTORIA REVENUE property. For a good sale NOW call Jack Brown, EV 4-8124, eves. EV 4-4976; Jack Middleton, GR 9-4327.

PEMBERTON, HOLMES LTD.
EV 4-8124.

$500 DOWN RESTAURANT

Corner location offered here for only $2,500 full price. For more information call L. S. Yeo, EV 2-7276, res EV 5-5998. Town & Country Homes Ltd., 851 Pandora Avenue.

HARDWARE

Suburban hardware store, doing year-round home trade. Owner retiring and will lease premises to purchaser. Stock will be maintained to $15,500 and full price $18,500. Contact Ford McBratney at EV 3-0429.
Northwestern Securities of Victoria Ltd.

SUITE, OAK BAY, IN NEW AND very modern apartment bldg, facing the sea. Really a de luxe suite of 1,200 sq. ft., large entrance hall, living room 24x13.5, dining room, compact kitchen, 2 fine twin-size bedrooms, storage room. $40 a mo. covers everything except electric light. Owner will consider taking in trade a small bungalow or first mortgage. More details on request. Why have the expense of a garden? Price, on terms $20,000. Please call Mr. Bagshawe, EV 4-4115 anytime. The B.C. Land & Investment Agency Ltd.

WANTED A RETAIL OR WHOLESALE business, not food. Will pay all cash, from $10,000 to $25,000. Phone Mr. Jones before 9.30 a.m. and after 5 p.m. at EV 3-2202 for an appointment. Mr. Jones, Jones & Scott Ltd., 332 Yarrow Building.

SMALL RESORT AND RESIDENtial lodge, just outside Victoria on Highway one, with Bedrooms, Suites, and Public Dining Room. An established business all completely furnished. Equity $15,000. Part of this could be met by small home in exchange. Victoria Press, Box 1844.

A NEW ROOFING PRODUCT IS now available in this area, manufactured by Republic Powdered Metals, a company known throughout North America for its fine line of heavy-duty protective coating; dealerships available. For full information phone M. Egeland, Sidney 697.

FOR SALE AND REMOVAL
3680 THIRD
OPEN FOR OFFERS. Four rooms and bath. Phone Ken Sturgeon, Town & Country Homes Ltd., EV 2-7276, res. GR 7-1580.

HAVE CLIENT FOR 3 OR 4-SUITE apartment or conversion. Must be in good condition, up to $19,000. A. Bernard & Co. Ltd., 629 Fort Street. EV 4-9335 or eves. EV 2-1218.

ATTRACTIVE FLORIST AND GIFT shop. Excellent tourist location. Victoria Press, Box 1828.

145 BUSINESS OPPORTUNITIES

15% NET ON CASH INVESTMENT

DOWNTOWN APT.

10 YEAR PROVEN RETURNS ON AUDITORS' STATEMENTS

SORRY, NO PHONE INFORMATION
EXCLUSIVE LISTING

FOR APPOINTMENT CALL
L. H. RANDS, EV 3-4117
Res. EV 2-8980

LEACH & SPARKS
1119 Blanshard Street

SERVICE STATION and GENERAL GARAGE

OPPORTUNITY IS REALLY KNOCKING HERE! Situated in the FAST-EXPANDING village of SIDNEY . . . Close to the FERRY WHARF development. There are TERRIFIC POSSIBILITIES for the future! There is a good income from an established business, with living quarters to keep down the cost of living for you. Good home or property plus cash considered . . . and a special note . . . FINANCIAL ASSISTANCE AVAILABLE for a live-wire, experienced operator. Price . . . $24,000

(DON'T FAIL to look into this EXCLUSIVE LISTING. Please call ART YELLS at EV 2-2101; res. EV 3-5039.

HARRY FOSTER LTD.

$11,000 NET

LICENSED HOTEL

HERE IS A ONCE-IN-A-LIFETIME OPPORTUNITY FOR YOU to enter a high-paying, steady business of your own. Solid brick building and top equipment included in low asking price of only $68,500, with reasonable down payment and terms. Your clear-title home could be traded. Dial Bruce Cartwright or W. A. (Bill) Hodgson, EV 5-6741, immediately. Northwestern Securities of Victoria Ltd.

CASH IN YOUR HAND

OVER AND ABOVE MORTAGE PAYMENTS AND OPERATING EXPENSES ON THIS WONDERFUL FAIRFIELD REVENUE PRODUCER, PLUS A FREE SUITE FOR THE OWNER. WHERE CAN YOU DO BETTER? 4 SUITES, 4 BATHROOMS, 4 KITCHENS! COAL STOKER HEAT, BLDG. IN GOOD REPAIR AND ON REASONABLE RENTS. EXCLUSIVE WITH THIS OFFICE FOR $17,250

$8,000 Down to Present Mortgage
L. H. Rands, EV 3-4117,
Res. EV 2-8980

LEACH AND SPARKS
1119 BLANSHARD ST.

SACRIFICE AUTO COURT

A valuable piece of property with over 2½ acres, only 15 minutes from city centre. There are 14 3-rm cottages, hook-up for trailers with washrms, etc. Large 9-rm home for owner with 2 bathrms (Also large store with living quarters, groceries, light lunches, gas pumps, etc., rental of $125 month.) A gift for someone, as the owner is retiring and very anxious to sell. Phone now to view, and then make me an offer. Asking price, with good terms $50,000

Roy Gill, EV 4-9305, res. EV 4-3310
Financial Survey Ltd.

MOTEL BUNGALOW COURT

9 De Luxe self contained 4-Star units PLUS nearly new bungalow (value $20,000) for owner. Situated on 2 acres of valuable park-like grounds close to the city. Minimum of maintenance. Fully rented in winter. Here's your chance to operate a nice clean profitable business plus a lovely home to live in. Owner will consider part trade on Calgary, Vancouver or Victoria property. Full Price $62,500

Clear Title

Mr. Bryan, EV 2-4255 anytime,
Res., EV 4-4771

Small Grocery and Confectionary

$2300 FULL PRICE

Well-kept corner store, nice residential area; cash business. Excellent returns. One person can handle. To inspect please call SYDNEY COLE, EV 5-2471, or eves. EV 3-4775.

JOHNSTON & CO. LTD.

JAMES BAY REVENUE

$270.00 per mo., plus 3-rm. self-contained owner site. Asking $16,500 with $3,500 down. To view please call

MRS. LAVENDER
EV 2-4351 — EV 5-6327

RITHET CONSOLIDATED LTD.

5 SUITES ACCOMMODATION FOR OWNER

Close to park and sea. This is a money-maker and all in tip-top shape. FULLY FURNISHED $14,000

Call Mr. Ranson or Mr. Lawson, res. EV 5-6814, EV 2-4867. Brown Bros. Agencies Ltd., 1125 Blanshard St. EV 5-8711.

FINANCIAL INTEREST CAN BE ACQUIRED IN NATIONALLY KNOWN RESORT OF SOUTHERN VANCOUVER ISLAND. OPPORTUNITY UNLIMITED. SATISFACTORY PARTY CAN ASSUME MANAGEMENT.

Call Mr. Cox of Swintertons, Ph. EV 3-7181. No phone information, please.

SPARE-TIME BUSINESS FOR sale, $900 cash, price $900. For information phone EV 3-7027 before 5 p.m.

FOR SALE, LEASE ON COFFEE shop. Central location. $600 plus inventory. Terms. Phone EV 2-9830 days.

TAKE MORTGAGE AGREEMENT on house at Sooke. EV 5-5529.

147 EXCHANGE REAL ESTATE

CLIENT HAS A VERY NICE 6-room house on large lot, value about $9,000. Would like to trade up for 3 or 4-bedroom home value to $12,000. Oak Bay preferred. Call H. W. Bienkinsop, F. N. Cabeldu Ltd., EV 3-7174.

FOR EXCHANGES
Of all kinds—property, mortgages, etc. — phone Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

147 EXCHANGE REAL ESTATE

OPPORTUNITY

Owner wishes to trade his equity in this well situated four-suite apartment for a two or three-bedroom home. For further information please phone Mrs. Anne Turner, EV 5-6741. Northwestern Securities of Victoria.

HAVE A MODERN HOME IN FAIRfield. 3 bedrooms value approximately $14,000, clear title. Owner would like to exchange this property as the down payment on a 4 or 5-suite apartment block. Contact Harold Ware, Town & Country Homes Ltd., EV 2-7276, Res. EV 2-1461, 851 Pandora Ave.

149 LISTINGS WANTED

"12 Select Listings WANTED"

Don Harvey

says "I want 12 select listings on which I can concentrate my FULL SELLING TIME. I'll spend lavishly advertising your home on TV, radio, or in the newspaper." Call

Don Harvey

and put an

"aggressive expert"

to work for YOU. Call

Don Harvey

at EV 5-6741 during business hours only. Call EV 5-6741, ask for DON HARVEY. Northwestern Securities of Victoria Ltd.

WANTED OAK BAY

Do you want to sell your home? Does your home have 2 bedrooms and basement? If so call Rachel Russell, EV 5-6741 or EV 5-4140. Northwestern Securities of Victoria Ltd.

LARGE COUNTRY HOME

My client has just sold his home for cash and now is very anxious to buy a large country home with some acreage. You can sell your home to my client for near cash if you act now. Call Maurice Smith, Northwestern Securities of Victoria Ltd., EV 5-6741, eves. EV 2-3658.

Naval Officer Just Arrived

Requires 2-3 bedroom home. Possession 30 days. Phone George Clark, Western Homes Ltd., EV 2-2157, res. EV 2-3453.

REVENUE WANTED NOW

DUPLEX, TRIPLEX
CLIENTS AVAILABLE
THIS IS URGENT

C. Mallett, EV 2-2157 anytime.
WESTERN HOMES LTD.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING

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REALTY & INSURANCE
833 Fort St., EV 2-4312, EV 5-4334.

HARD TO FIND FAIRFIELD

Classic 4-bedroom home with 2 bathrooms, rumpus room suite ideal for teenage entertaining. Formal-appointed living room, guest-size dining room and large cabinet kitchen. The unique architectural arrangement lends atmosphere and character. Oak floors, oil heating; separate garage.
$4,000 cash. Full price $15,750

Call Mr. Baird, EV 5-8644, eves. EV 2-5501.

PORTAGE INLET FLAWLESS

When you step into this lovely 5-room bungalow with its larger rooms (living room, dining room, through hall with fireplace and oak floors) and larger electric cabinet kitchen and 2 larger bedroo